

**TAX INCREMENT FINANCING  
Ten (10) Year Status Report  
2002-2011**

**119<sup>th</sup>/I-57  
Redevelopment Project Area  
Designated November 6, 2002**



November 15, 2013

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by  
**CITY OF CHICAGO DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
AND  
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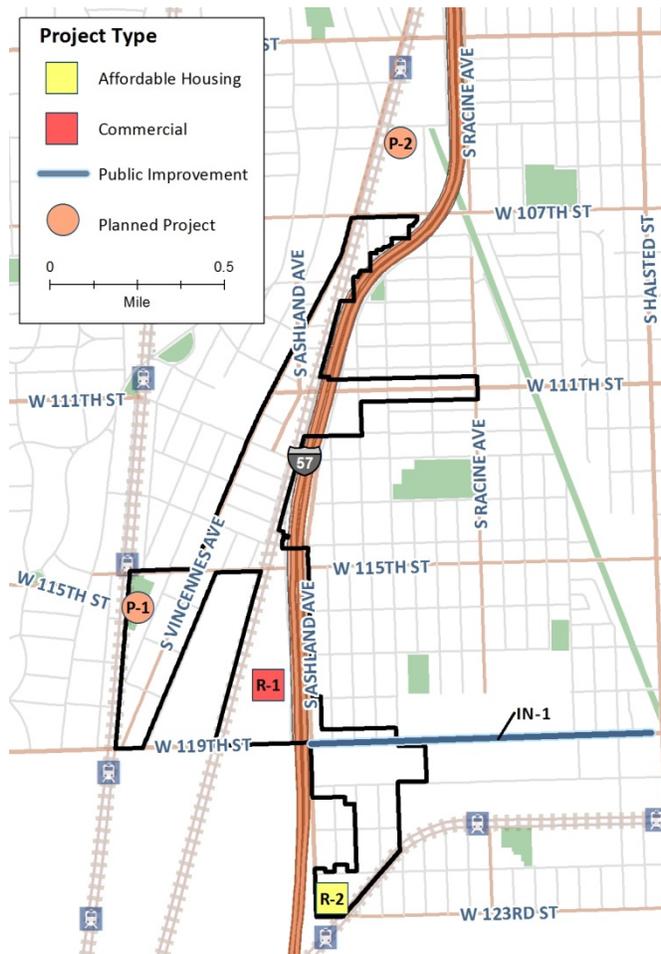
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## Executive Summary



### 119<sup>th</sup>/I-57 REDEVELOPMENT PROJECT AREA

- Designated: November 6, 2002
- Expires: December 31, 2026
- 315 acres
- 1,261 parcels at time of designation

The 119<sup>th</sup> Street/I-57 Redevelopment Project Area (“RPA”) was created to enable new development at key sites within the Morgan Park community area, particularly areas within proximity to Interstate 57 (I-57). Priorities include new commercial uses on the northwest corner of I-57 and 119<sup>th</sup> Street and also along 111<sup>th</sup> Street along the east and west sides of the interstate. Mixed-income housing priorities include residential redevelopment on small-scale industrial sites at 122<sup>nd</sup> Street and Ashland Avenue, and on an infill basis throughout the community. The 315-acre RPA was designated to help encourage development on existing vacant and underutilized land as well as to help reconfigure traffic patterns and build new access routes to relatively isolated residential streets adjacent to I-57. Additionally, revenues generated from the RPA are expected to improve the appearance and functionality of major area intersections and help establish job readiness and training programs.

## 119<sup>th</sup>/I-57 RPA Activity 2002 - 2011

### INVESTMENT SUMMARY

- \$110 million in total private development value
- \$30.2 million in TIF Funds leveraged \$80.0 million in other financing
- \$175,400 in TIF Funds allocated for infrastructure improvements
- \$737,600 in Neighborhood Improvement Program (NIP) grant awards to 82 homeowners
- \$77,250 in Small Business Improvement Fund (SBIF) grant awards to two business owners

### PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 14.6 percent

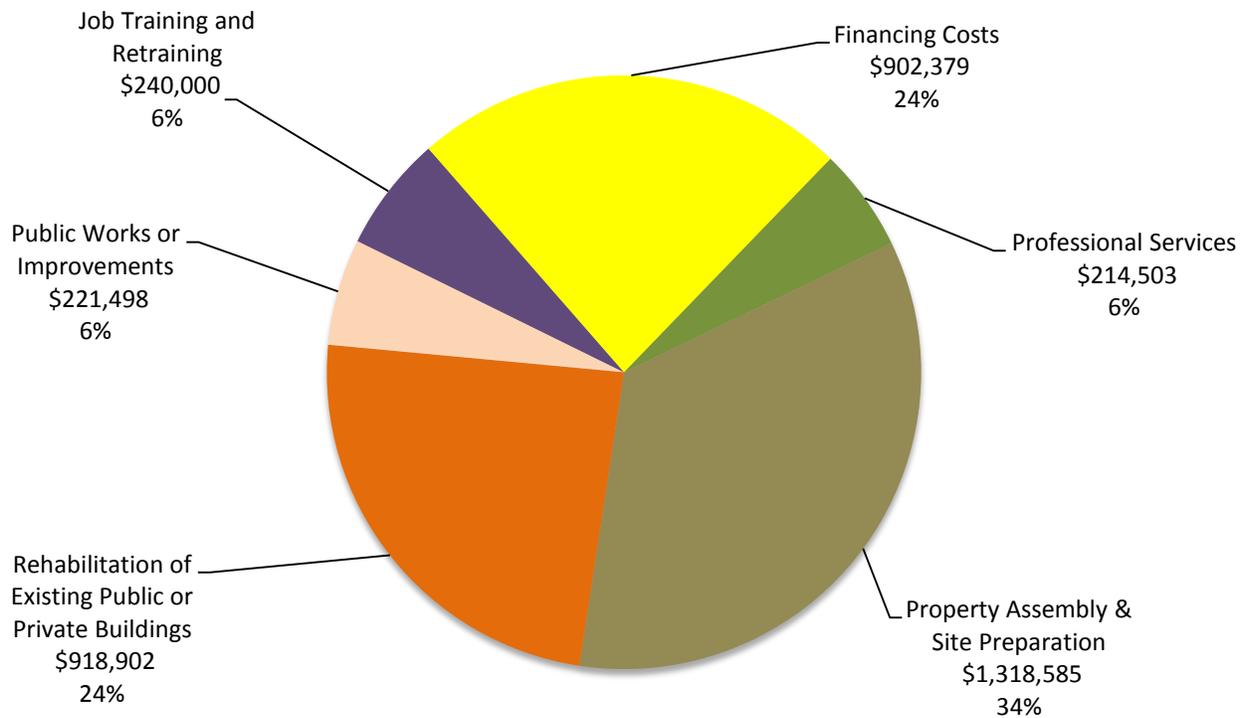
### DEVELOPMENT

- 444,000 square feet of commercial/retail development
- 86 units new owner-occupied housing

### JOB CREATION

- Construction Jobs – Estimated 367 one-year full-time equivalent (“FTE”) construction jobs created
- Permanent Jobs – Approximately 555 FTE permanent positions created

### DISTRIBUTION OF TIF-ELIGIBLE EXPENDITURES THROUGH 2011 [1]



[1] Additional detail on expenditures provided in Exhibit 2.

## 1. Redevelopment Project Area Information

In July 2010, the Tax Increment Financing (“TIF”) Allocation Redevelopment Act 65 ILCS 5/11-74.4-5-1, et seq. (“TIF Act”) was amended to require municipalities to assemble a status report covering the history and performance of TIF districts that have been in existence for 9 to 10 years. The Act requires the report to detail:

1. The amount of revenue generated within the district;
2. Expenditures made for the Redevelopment Project Area (“RPA”), including TIF fund expenditures;
3. Status of planned activities, goals and objectives, including new and planned construction;
4. The amount of public and private investment within the TIF district; and
5. Other relevant evaluation or performance data.

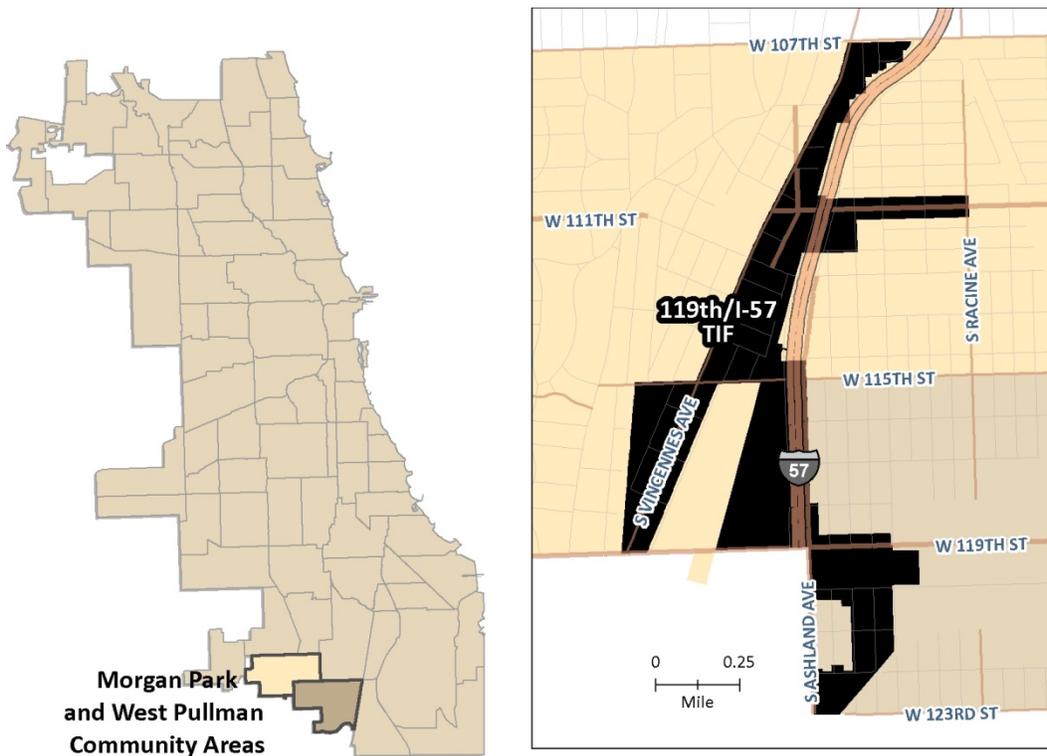
The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2011 calendar year and the 2010 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported through December 2012.

Detailed data on the 119<sup>th</sup>/I-57 RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment Agreements, Intergovernmental Agreements, capital improvement expenditures, and TIF-funded program databases (Small Business Improvement Fund, Neighborhood Improvement Program, and TIF Works) to track financial and programmatic performance. Data sources are referenced throughout this Report.

### Project Area Context and Background

The approximately 315-acre 119<sup>th</sup>/I-57 RPA is located in the Morgan Park and West Pullman community areas of Chicago. The RPA generally encompasses the properties along 111<sup>th</sup> Street and Monterey Avenue, along the railroad and I-57, and the main arterials of Vincennes Avenue, 111<sup>th</sup> Street and 119<sup>th</sup> Street. The RPA boundary is shown in **Exhibit 1** on the following page.

The 119<sup>th</sup>/I-57 RPA was designated as a TIF district on November 6, 2002, and is expected to expire no later than December 31, 2026. There have been no major or minor amendments to the 119<sup>th</sup> Street/I-57 Tax Increment Financing Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2011.

**Exhibit 1. 119<sup>th</sup>/I-57 RPA****Conditions at Time of TIF Creation**

The 119<sup>th</sup>/I-57 RPA was determined to be eligible for TIF designation as a “blighted area” under the TIF Act, which requires a minimum of five eligibility factors be present to a meaningful extent and reasonably distributed throughout the RPA. The following eligibility factors were described in the 119<sup>th</sup>/I-57 TIF Plan:

- Factors present to a major extent:
  - Deterioration
  - Presence of structures below minimum code
  - Excessive vacancies
  - Lack of community planning
  - Deleterious land use or layout
  - Lack of growth in equalized assessed value (EAV)
  
- Factors present to a minor extent:
  - Obsolescence
  - Dilapidation

At the time of designation, the 119<sup>th</sup>/I-57 RPA contained a mix of residential property as well as commercial, industrial and institutional uses. The purpose of the 315-acre RPA is to enable new development at key sites within the Morgan Park community, particularly areas within proximity to I-57. The RPA was designated to help encourage development on existing vacant and underutilized land as well as to help reconfigure traffic patterns and build new access routes to relatively isolated residential streets adjacent to I-57. Additionally, revenues generated from the RPA are expected to improve the appearance and functionality of major area intersections and help establish job readiness and training programs.

## Goals and Objectives for the RPA

The primary goals of the 119<sup>th</sup>/I-57 RPA revolve around reducing deleterious conditions, creating an attractive environment for commercial and residential development, and increasing the tax base of the RPA. The following ten (10) goals were outlined in the TIF Plan:

1. **Encourage private investment**, especially new development on the numerous vacant lots within the RPA;
2. **Direct development activities to appropriate locations within the RPA** in accordance with the land use plan and general land use strategies;
3. **Encourage rezoning of obsolete zoning classifications** to facilitate development of underutilized property for uses that have demonstrated market support;
4. **Provide opportunities for business and commercial development** where there is demonstrated market support;
5. **Encourage development of affordable for-sale and rental housing**, as defined by the City's Department of Housing and Economic Development, including for-sale housing for persons earning no more than 120% of the area median income (AMI) and rental housing for persons earning no more than 80% of AMI;
6. **Encourage development of market-rate housing** as part of an overall program to create a mixed-income neighborhood;
7. **Address the problems of the discontinuous street system, dead end streets and irregular lot shapes** caused by the construction of I-57 by developing new streets, infrastructure and replatting of property to support infill residential development;
8. **Establish job readiness and job training programs** to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the RPA and in adjacent redevelopment project areas;
9. **Promote hiring of local residents**, including graduates of the RPA's job readiness and job training programs; and
10. **Improve recreational amenities** within the RPA.

## Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the 119<sup>th</sup>/I-57 TIF Plan total \$40 million. Through 2011, \$3.8 million has been expended on TIF-supported projects within the RPA, representing 9.5 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the 119<sup>th</sup>/I-57 Redevelopment Plan by statutory cost category.

**Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2011**

| Permissible Cost Category  | Eligible Cost Description   | Estimated Project Costs | Project Costs Expended Through 2011 |                  |
|--|---|-------------------------|-------------------------------------|------------------|
|  |   |                         | Expenditures                        | Percent of Total |
| <b>1. Professional Services</b>                                  | Costs of studies, surveys, administration and professional services   | \$500,000<br>[1]        | \$214,503                           | 42.9%            |
| <b>2. Marketing of Sites</b>                                     | Cost of marketing sites within RPA to prospective businesses, developers, investors   | [1]                     | \$0                                 | N/A              |
| <b>3. Property Assembly &amp; Site Preparation</b>               | Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs   | \$5,000,000             | \$1,318,585                         | 26.4%            |
| <b>4. Rehabilitation of Existing Public or Private Buildings</b> | Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures                                  | \$10,000,000<br>[2]     | \$918,902                           | 9.2%             |
| <b>5. Public Works or Improvements</b>                           | Costs of construction of public works and improvements  | \$20,000,000<br>[3]     | \$221,498                           | 1.1%             |
| <b>6. Job Training and Retraining</b>                            | Cost of job training and retraining implemented by businesses or other taxing bodies, including "welfare-to-work" programs, advanced vocational or career education | \$500,000               | \$240,000                           | 48.0%            |
| <b>7. Financing Costs</b>  | Financing costs, including interest and issuance costs  | [4]                     | \$902,379                           | N/A              |
| <b>8. Capital Costs</b>  | Taxing districts' capital costs resulting from redevelopment project  | [3]                     | \$0                                 | N/A              |
| <b>9. Increased Education Costs</b>                              | Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects   | [3]                     | \$0                                 | N/A              |
| <b>10. Relocation Costs</b>                                      | Relocation costs  | \$750,000               | \$0                                 | 0.0%             |
| <b>11. Interest Costs</b>  | Costs of reimbursing developers for interest costs on redevelopment projects  | \$3,000,000             | \$0                                 | 0.0%             |
| <b>12. Affordable Housing Construction</b>                       | Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households  | [2]                     | \$0                                 | N/A              |
| <b>13. Day Care Reimbursements</b>                               | Costs of day care services and operational costs of day care centers for low-income families in RPA   | \$250,000               | \$0                                 | 0.0%             |
| <b>TOTAL REDEVELOPMENT PROJECT COSTS [5]</b>                     |   | <b>\$40,000,000</b>     | <b>\$3,815,867</b>                  | <b>9.5%</b>      |

Source: 119<sup>th</sup> Street/I-57 TIF Plan, dated August 27, 2002 and revised October 29, 2002.

[1] Professional Services line item may include the costs of marketing.

[2] Rehabilitation of Existing Public or Private Buildings line item may include the costs of affordable housing construction or rehabilitation.

[3] Public Works or Improvements line item may include 1) reimbursements to an elementary, secondary or unit school district for increased costs attributed to assisted housing units, and 2) capital costs of taxing districts impacted by the redevelopment of the Project Area as noted in the TIF Plan.

[4] Total Redevelopment Project Costs in TIF Plan exclusive of capitalized interest, issuance costs and other financing costs.

[5] All costs may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor.

## 2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the 119<sup>th</sup>/I-57 RPA from its inception through December 31, 2011. A summary of non-TIF City funds expended in support of projects through the 2011 calendar year is also presented.

### Growth in EAV and Revenue Generated within 119<sup>th</sup>/I-57 RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district's existence, as compared to the initial EAV at the time of the TIF's original adoption. The RPA's initial EAV as of November 6, 2002 was \$16,097,672.<sup>1</sup> As of December 31, 2011, the total taxable EAV (for tax year 2010) of the RPA was \$59,246,308 representing growth of 268% from the initial EAV.<sup>2</sup>

**Exhibit 3. Growth in EAV: Tax Year 2001- 2010**

| Year               | EAV          | % Increase from Initial EAV |
|--------------------|--------------|-----------------------------|
| 2001 - Initial EAV | \$16,097,672 | --                          |
| 2010 - Current EAV | \$59,246,308 | 268%                        |

Source: Cook County Clerk.

This growth in EAV in the RPA generated a total of \$8.2 million in incremental property tax revenue from 2002 through the end of 2011, as displayed in **Exhibits 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2010, for which property taxes were collected in calendar year 2011.

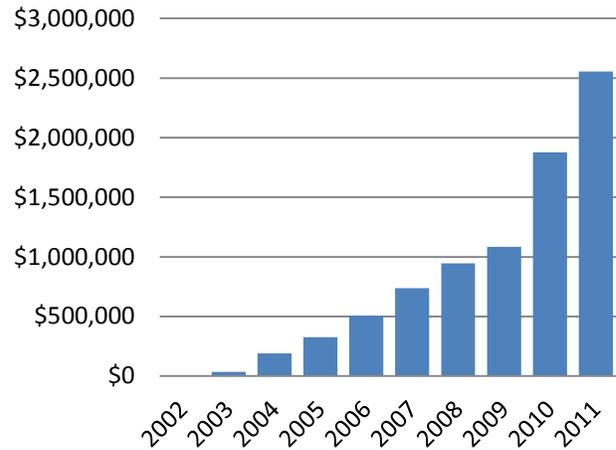
<sup>1</sup> Office of the County Clerk, Certificate of Initial Equalized Assessed Valuation. Initial EAV is from tax year 2001, the most recent EAV available at time of designation.

<sup>2</sup> Office of the County Clerk Tax Increment Agency Distribution Summary, Tax Year 2010.

**Exhibit 4. Incremental Property Tax Revenue Collected, 2002 - 2011**

| Calendar Year  | Incremental Property Tax Collected |
|--|------------------------------------|
| 2002   | \$0                                |
| 2003   | \$36,043                           |
| 2004   | \$191,443                          |
| 2005   | \$326,618                          |
| 2006   | \$506,971                          |
| 2007   | \$736,581                          |
| 2008   | \$944,648                          |
| 2009   | \$1,083,845                        |
| 2010   | \$1,877,992                        |
| 2011   | \$2,554,300                        |
| <b>TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2002-2011</b> | <b>\$8,258,441</b>                 |

**Exhibit 5. Annual Incremental Property Tax Revenue Collected**



Source: TIF Annual Reports: Section (7)(D) in 2002-2009 reports; Section 3.1 in 2010-2011 Reports. Property tax increment deposited in special tax allocation fund.

**Transfers of TIF Funds**

No funds were transferred (or “ported”) into the 119<sup>th</sup>/I-57 special tax allocation fund from adjacent TIF districts through December 31, 2011.

No funds were transferred out of the 119<sup>th</sup>/I-57 special tax allocation fund to adjacent TIF districts through December 31, 2011.

**City Expenditures within the RPA**

From 2002 to 2011, \$3.8 million in incremental property tax revenue was expended in support of projects within the 119<sup>th</sup>/I-57 RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** (see page 7) by TIF-eligible cost categories outlined in the TIF Act.

The City of Chicago has allocated and expended additional non-TIF resources in support of TIF-funded projects within the 119<sup>th</sup>/I-57 RPA. These investments include the discounted sale of City-owned property in support of new residential development. These additional non-TIF investments made between 2002 and 2011 are displayed in **Exhibit 6** below.

**Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2002-2011**

| Source of Funds                        | Use of Funds        | Allocation |
|--|---------------------|------------|
| Discounted Sale of City-Owned Property | Renaissance Estates | [1]        |

Source: City of Chicago Capital Management System database 2002 - 2011, City's RDA and IGA database dated November 6, 2012.

[1] Appraised value of eight parcels unavailable.

## **Declaration of Surplus Funds**

A total of \$229,000 in the 119<sup>th</sup>/I-57 special tax allocation fund has been declared surplus and returned to the Cook County Treasurer's Office ("Treasurer") for redistribution to various taxing agencies. The breakdown of funds that were declared surplus is as follows:

- In December 2011, the City declared a surplus of \$229,000 in the 119<sup>th</sup>/I-57 special tax allocation fund. In June 2012, the surplus funds were sent to the Treasurer.

### 3. Redevelopment Project Area Accomplishments

This chapter provides information on the status of TIF project activity, goals and objectives outlined in the TIF Plan. Detailed information on TIF-supported projects within the 119<sup>th</sup>/I-57 RPA is provided, followed by a discussion of additional performance metrics relevant to the TIF district.

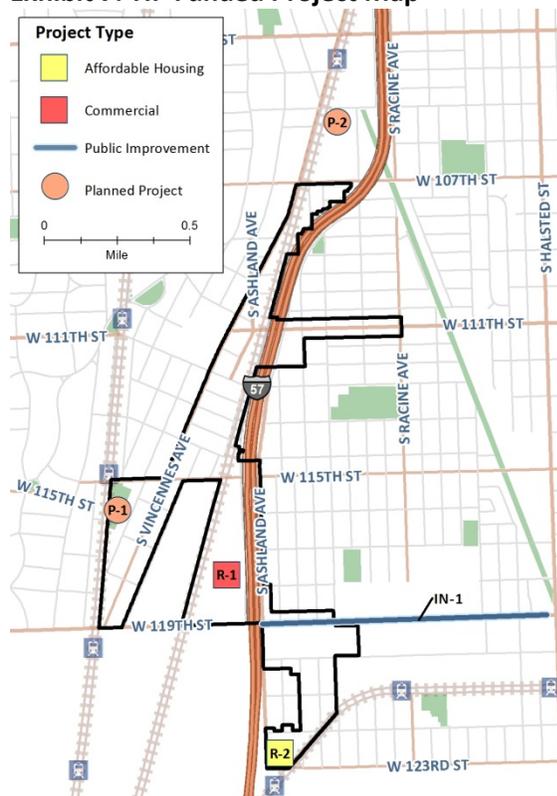
#### RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the 119<sup>th</sup>/I-57 RPA that are underway or have been completed, as of December 31, 2011, are provided in **Exhibits 8 through 12** on the following pages (see pages 12 – 15).

Key project information presented includes total project costs, TIF investment (to date and expected), public-to-private investment ratio, and additional community impacts resulting from or expected to result from these projects. The tables include projects receiving TIF investment through RDAs, the Small Business Improvement Fund (“SBIF”) program, the Neighborhood Improvement Program (“NIP”), and public infrastructure improvements receiving funds through TIF and other City sources. Projects which have been allocated TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the section on planned projects (see page 17).

The public infrastructure projects and the TIF investments made via Redevelopment Agreements within the RPA, as reported in **Exhibit 8 and 12**, are displayed in **Exhibit 7** below. Planned projects, as reported in **Exhibit 14**, are also featured in the map below (projects without defined locations are not mapped).

**Exhibit 7. TIF-Funded Project Map**



**Exhibit 8. Redevelopment Agreement Projects**

| Map ID             | Project                | Status<br>[1] | Total Project Cost<br>[2] | TIF Funding<br>Approved<br>[3] | TIF Investment to<br>Date<br>[4] | Total Non-TIF<br>Investment<br>Expected<br>[5] | Other City-Controlled<br>Sources [6] |                   | Ratio Non-TIF<br>to TIF<br>Investment |
|--------------------|------------------------|---------------|---------------------------|--------------------------------|----------------------------------|--|--------------------------------------|-------------------|---------------------------------------|
|                    |                        |               |                           |                                |                                  |  | Source                               | Funding<br>Amount |                                       |
| <b>COMMERCIAL</b>  |                        |               |                           |                                |                                  |  |                                      |                   |                                       |
| R-1                | Marshfield Plaza       | Complete      | \$90,177,496              | \$26,600,000                   | \$750,000                        | \$63,577,496                                   | N/A                                  | \$0               | 2.4:1                                 |
| <b>RESIDENTIAL</b> |                        |               |                           |                                |                                  |  |                                      |                   |                                       |
| R-2                | Renaissance<br>Estates | Complete      | \$20,067,313              | \$3,600,000                    | \$613,584                        | \$16,467,313                                   | N/A                                  | \$0               | 4.6:1                                 |
| <b>TOTAL</b>       |                        |               | <b>\$110,244,809</b>      | <b>\$30,200,000</b>            | <b>\$1,363,584</b>               | <b>\$80,044,809</b>                            |                                      | <b>\$0</b>        | <b>2.7:1</b>                          |

[1] "Complete" projects are those listed as "Complete" in 2011 TIF Annual Report and/or with Certificate of Completion noted in the City's RDA and IGA database, dated November 6, 2012. "In Progress" projects are those indicated in TIF Annual Reports as being in progress as of December 31, 2011.

[2] Source: Redevelopment Agreement.

[3] Maximum TIF allocation from City Funds as specified in the Redevelopment Agreement, excluding interest and financing costs.

[4] 11/1/1999 to 12/31/2011, as noted in 2011 TIF Annual Report.

[5] "Total Project Costs" less "TIF Funding Approved".

[6] Source: Redevelopment Agreement.

**Exhibit 9. Redevelopment Agreement Projects: Community Impacts**

| Project                    | Project Address                  | Commercial Project Square Footage | RDA-Required Permanent Jobs [1] | Number of Housing Units | Affordability Level (Percent of AMI) [2] | Additional Expected Community Impacts  |
|----------------------------|----------------------------------|-----------------------------------|---------------------------------|-------------------------|--|--|
| <b>COMMERCIAL</b>          |                                  |                                   |                                 |                         |  |  |
| <b>Marshfield Plaza</b>    | 11730 S. Marshfield Ave.         | 444,000                           | 0                               | 0                       | N/A                                      | <p>Partial new construction and partial rehabilitation of an approximately 444,000 square foot retail shopping center, resulting in two anchor stores (Target and Home Depot), at least three junior anchor stores, five outlot parcels, several in-line retail spaces and approximately 1,754 off-street parking spaces. Developer will contribute \$125,000 towards the City's Public Benefits program and participate in a Job Readiness program through the Office of Workforce Development.</p> <p>The project is required to achieve 60 percent occupancy of the total square footage of the junior anchors, outlots and the in-line stores for 10 years following completion.</p> |
| <b>RESIDENTIAL</b>         |                                  |                                   |                                 |                         |  |  |
| <b>Renaissance Estates</b> | W. 123rd Street & S. Ashland Ave | 0                                 | N/A                             | 18                      | 100% AMI                                 | <p>Construction of an 86-unit residential development consisting of townhomes and single-family homes, including 18 units affordable to households at 100% AMI. Amenities will include tennis court, playground, tot lot, dog run, green space, and visitors parking.</p> <p>Developer will participate in a Public Benefits Program by contributing \$10,000 to the Kids Start program and \$10,000 to the Senior Satellite program.</p>  |
| <b>TOTAL</b>               |                                  | <b>444,000</b>                    | <b>0</b>                        | <b>86</b>               |  |  |

Source: Redevelopment Agreements, Affordable Housing Quarterly Progress Reports, Community Development Commission project summaries.

[1] Minimum threshold required in the Redevelopment Agreement, if applicable.

[2] AMI: Area Median Income, as defined by the U.S. Department of Housing and Urban Development for the Chicago-Joliet-Naperville, IL area.

**Exhibit 10. Intergovernmental Agreement Projects**

No Intergovernmental Agreement Projects have received TIF funding through December 2011.

Source: City's RDA and IGA database, dated November 6, 2012, and IGAs provided by the City.

**Exhibit 11. TIF-Funded Programs**

| Project                                       | Project Type                         | Total TIF Funding Expected [1] | Total Private Investment through 2011 [2] | TIF Investment through 2011 [1] | Ratio of Non-TIF to TIF Investment [3] | Description/ Key Community Impacts   |
|---|--------------------------------------|--------------------------------|---|---------------------------------|--|--|
| <b>Small Business Improvement Fund (SBIF)</b> | <b>Small Business Rehabilitation</b> | \$1,000,000                    | \$55,750                                  | \$77,250                        | 0.7:1                                  | Two SBIF grants through 2011 funded appearance and functionality improvements for two small businesses, including a local grocer and nail salon. Improvements included new roofing, façade enhancements, interior build out, electrical upgrades, HVAC improvements, and parking lot paving. SBIF grants ranged from \$32,250 to \$45,000, reimbursing business owners 50% to 75% of total project costs.  |
| <b>Neighborhood Improvement Program (NIP)</b> | <b>Residential Rehabilitation</b>    | \$1,000,000                    | N/A                                       | \$737,576                       | N/A                                    | NIP funds have been used to repair and rehabilitate an estimated 82 single-family residential units in the following income brackets:<br>· 49 percent of units at or under 50 percent of Area Median Income (AMI)<br>· 27 percent of units at 51 to 80 percent of Area Median Income (AMI)<br>· 18 percent of units at 81 to 100 percent of Area Median Income (AMI)<br>· 6 percent of units at or above 101 percent of Area Median Income (AMI)<br>The average grant size has been approximately \$10,561. Homeowners with incomes up to 100 percent of Area Median Income (AMI) are granted the full project costs, while households with incomes between 100 and 140 percent of AMI must contribute an amount equal to the grant. [4] |
| <b>TOTAL</b>                                  |                                      | <b>\$2,000,000</b>             | <b>\$55,750</b>                           | <b>\$814,826</b>                |  |  |

[1] Source: 2011 TIF Annual Report, Section (7)(G).

[2] Source: SBIF Grant Agreements provided by the City.

[3] Through 2011. Ratio of Non-TIF to TIF Investment excludes NIP Investment, since the Total Private Investment is not available.

[4] AMI: Area Median Income, as defined by the U.S. Department of Housing and Urban Development for the Chicago-Joliet-Naperville, IL area.

**Exhibit 12. Public Infrastructure Projects**

| Map ID       | Project                                       | Project Type        | TIF Funding Allocated [1] | TIF Investment through 2011 [2] | Other City Controlled Sources |                 | Description/ Key Community Impacts   |
|--------------|---|---------------------|---------------------------|---------------------------------|-------------------------------|-----------------|--|
|              |   |                     |                           |                                 | Source                        | Amount          |  |
| IN-1         | <b>Lighting Improvements</b>                  | Public Improvements | \$24,300                  | \$21,388                        | West Pullman Industrial TIF   | \$40,500        | Install lighting upgrades on W. 119th Street from S. Ashland Ave. to S. Peoria St. |
| --           | <b>Curb, Gutter and Sidewalk Improvements</b> | Public Improvements | \$151,123                 | \$126,917                       | N/A                           | \$0             | Improvements to curbs, gutters and sidewalks in the 34th Ward.                     |
| <b>TOTAL</b> |   |                     | <b>\$175,423</b>          | <b>\$148,305</b>                |                               | <b>\$40,500</b> |  |

[1] Source: Capital Management System database, 2002-2011. Projects listed as Complete or Active.

[2] Source: 2011 TIF Annual Report; City of Chicago.

## Additional Performance Metrics

Additional performance metrics associated with the RPA, including construction and permanent job creation, and change in equalized assessed value over time, are presented below.

### CONSTRUCTION JOB CREATION

#### *367 one-year full-time equivalent construction jobs*

Temporary construction employment associated with private projects (those with Redevelopment Agreements) and the SBIF and NIP programs has been estimated for this report. For consistency, estimates for all projects were developed using IMPLAN, an economic impact modeling program, which incorporates local employment and economic data from the U.S. Bureau of Labor Statistics (“BLS”) and Bureau of Economic Analysis (“BEA”). The inputs for the IMPLAN analysis were derived from the actual project budgets, as presented in the RDAs, and SBIF and NIP grant agreements.

Based on this methodology, an **estimated 367 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the 119<sup>th</sup>/I-57 RDA projects, SBIF and NIP programs between 2002 and 2011.

### PERMANENT JOB CREATION

#### *555 FTE permanent jobs*

In some cases, RDAs require private, TIF-supported projects to create or retain a certain number of permanent jobs as a condition of receiving TIF funding. None of the RDAs to date within the RPA have included such permanent job creation covenants.

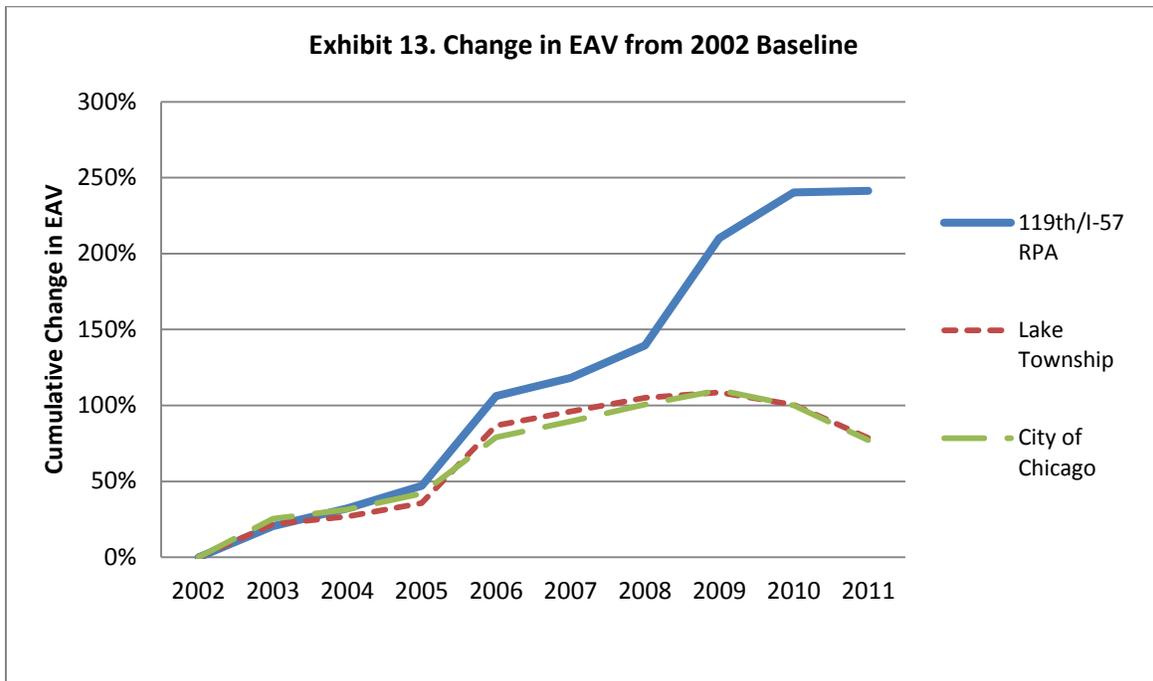
In light of this, permanent job creation associated with private, non-residential TIF-supported projects (see Redevelopment Agreement Projects in **Exhibit 8**) has therefore been estimated using industry benchmarks and other available sources. Where possible, these estimates are based on public data provided by tenants or employment figures for similar completed projects in the City; other sources of data include average job creation by square footage of land use development, as published by the Urban Land Institute and U.S. Energy Information Administration. All employment figures have been converted to FTE positions for comparability, using U.S. BLS and BEA conversion factors.

Based on this methodology, an **estimated 555 FTE permanent positions** are expected to be created by the 444,000-square-foot Marshfield Plaza retail project.

### CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in equalized assessed value (EAV) over time in the 119<sup>th</sup>/I-57 RPA to larger geographies is one indication of the relative growth in property values in the RPA. Growth in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth in total EAV for the 119<sup>th</sup>/I-57 RPA, Lake Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for tax years 2002 through 2011.

Property values within the 119<sup>th</sup>/I-57 RPA have grown at a **compound annual growth rate (CAGR) of 14.6 percent** from tax year 2002 to tax year 2011 while EAV in Lake Township and the City of Chicago has grown at a CAGR of 6.7 percent and 6.6 percent, respectively.



Source: Cook County Assessor's Office, EAV before exemptions.

## Status of Planned Activities, Goals and Objectives

### PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2011. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2012, but as of December 2011 had not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2011;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2011, or projects included in the City's 2013-2017 TIF Projection Reports as "potential projects."

Information on planned projects in the RPA is presented in **Exhibit 14** on the following page and is mapped in **Exhibit 7** on page 11.

**Exhibit 14. Planned Projects**

| Map ID       | Project                          | Project Location        | Project Type          | Total Project Cost  | Tentative TIF Funding [1] | Description  |
|--------------|----------------------------------|-------------------------|-----------------------|---------------------|---------------------------|--|
| P-1          | <b>Blackwelder Park</b>          | 11500 S. Homewood Ave.  | Civic / Institutional | \$1,250,000         | \$1,250,000               | Funding is allocated for development costs for improvements and rehabilitation of the playground, water spray area, basketball court, and athletic fields. |
| P-2          | <b>Renaissance Beverly Ridge</b> | 10500 S. Vincennes Ave. | Affordable Housing    | \$49,616,220        | \$350,000                 | Funds transfer to 105th/Vincennes TIF for the Renaissance Beverly Ridge residential development.   |
| --           | <b>Protected Bikeways 2013</b>   | Various                 | Public Improvements   | N/A                 | \$26,200                  | [2]  |
| <b>TOTAL</b> |                                  |                         |                       | <b>\$50,866,220</b> | <b>\$1,626,200</b>        |  |

Source: Redevelopment Agreements, Intergovernmental Agreements, CDC reports, TIF Projection Reports 2013-2017.

[1] Allocated TIF amount as specified in the Redevelopment Agreement, Intergovernmental Agreement, CDC report, or TIF Projection Report, excluding interest and financing costs.

[2] No description provided in TIF Projection Reports.

## Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the 119<sup>th</sup>/I-57 TIF Plan through 2011.

### Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in 119<sup>th</sup>/I-57 TIF Plan

| Map ID | Project                                | Relevant Goals and Objectives Addressed |
|--------|--|---|
| R-1    | Marshfield Plaza                       | 1, 2, 3, 4, 8, 9                        |
| R-2    | Renaissance Estates                    | 1, 2, 5, 6                              |
| IN-1   | Lighting Improvements                  | 7                                       |
| --     | Small Business Improvement Fund (SBIF) | 4                                       |
| --     | Neighborhood Improvement Program (NIP) | 5, 6                                    |
| --     | Curb, Gutter and Sidewalk Improvements | 7                                       |

Source: Redevelopment Agreements, Intergovernmental Agreements, City of Chicago TIF Program Tracking Data, Capital Management System database.

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